

2021025507 00077

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED

05/14/2021 10:00:16 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3609**PG: 3118 - 3120****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$80.00

PIN: 6836-64-7548.000 and 6835-81-0261.000

Mail/Box to: Grantee: 4113 Snyder Drive, Winston-Salem, NC 27127

This instrument was prepared by: T. Dan Womble, Attorney at Law – no title search or closing. Deed preparation only.

Brief description for the index: Two Tracts – Part Lot 139, Plat Book 2, PG 18A and Lots 435 & 436, Plat Book 2, Page 75

THIS DEED made this 13 day of May, 2021 by and between**GRANTOR**

**Todd A. Rafferty and wife,
 Debra L. Rafferty
 1500 Becky Hill Rd
 Lexington, NC 27295**

**Naser M. Zaitawi and
 Basil F. Qaqish
 4113 Snyder Drive
 Winston-Salem, NC 27127**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.**Property address: 1207 E. Twenty-Second St. and 1514 Diggs Blvd, Winston-Salem, NC**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2867, Page 1754, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a Grantor.

Submitted electronically by "T Dan womble Attorney"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: easements and restrictions of record, if any; violated zoning ordinances, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the day and year first above written.

Todd A. Rafferty (SEAL)
Todd A. Rafferty

Debra L. Rafferty (SEAL)
Debra L. Rafferty

State of NC - County of Forsyth

I, T. Daniel Womble the undersigned Notary Public of the County of Spive and State aforesaid, certify that Todd A. Rafferty and wife, Debra L. Rafferty personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of MAY, 2021.

My Commission Expires: _____
(Affix Seal)

T. DANIEL WOMBLE
NOTARY PUBLIC
Davie County
North Carolina
My Commission Expires August 5, 2023

T. Daniel Womble
Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

Tract One:

BEGINNING at an iron stake on the north side of 22nd Street, formerly Nicholson Street, the southwest corner of Lot 141, and running thence North 3 degrees 25 minutes West 150 feet with the west side of Lot 141 to an iron stake, the northwest corner of Lot 141; thence running South 86 degrees 35 minutes West 50 feet to an iron stake, the northeast corner of Lot 137; thence running South 3 degrees 25 minutes East 50 feet with the line of Lot 137 to an iron stake; thence running North 86 degrees 35 minutes East 5 feet to an iron stake; thence running South 3 degrees 25 minutes East 100 feet to an iron stake, the north side of 22nd Street; thence running North 86 degrees 35 minutes East with the north side of 22nd Street 45 feet to the place of **BEGINNING**, and being known and designated as a part of Lot 139 on the map of Home Real Estate Loan and Insurance Company's Hege property which is recorded in Plat Book 2, Page 18-A in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 1207 E. 22nd Street, Winston-Salem, NC 27105
BLOCK: 0330 LOT: 113

Tract Two:

Being known and designated as Lots 435 and 436 as shown on the Map of Columbia Heights Extension as recorded in Plat Book 2 at Page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 1514 Diggs Boulevard, Winston-Salem, NC 27107
BLOCK: 1423 LOT: 435 and 436